



Town Council Agenda Report

SUBJECT: SITE PLAN

Application No. and Location: SP 6-6-00 4701 SW 62 Avenue

CONTACT PERSON/NUMBER: Mark Kutney, AICP (797-1101)

TITLE OF AGENDA ITEM: Jasmine Lakes Phase II

REPORT IN BRIEF: The applicant requests site plan approval for three multi-story apartment buildings consisting of one hundred sixty two (162) two bedroom units and six (6) one bedroom units, landscaping and associated parking. The project will be to the south of the existing Jasmine Lakes apartment complex, Phase I. An exiting lake, recreation building and pool will remain as shared site amenities. The proposed buildings will be four stories with an architectural appearance that will blend with the exiting buildings to the north. The overall heights will be 35' to the roof deck of the habitable portion of the buildings and 43' to the deck of the stair and elevator tower. The building colors and materials will match the existing buildings by using a white base color and Terracotta colored roofing materials. Parking and landscaping has been designed to exceed code requirements.

PREVIOUS ACTIONS: None

CONCURRENCES: Site Plan Committee: Motion to approve subject to staff's recommendations and the following: to remove the interior walls from the dumpster enclosures; add four groupings of three Carpentaria Palms, 14 to 20 foot overall height in front of each building; and the front elevation would be corrected to definitively show the mansards per the left and right elevations (motion carried 5-0, December 12, 2000).

RECOMMENDATION(S): *Based upon the above, staff recommends approval of application SP 6-6-00 subject to the following conditions prior to the issuance of a building permit.*

1. Providing a min. 2.5' separation between all fixed obstacles and edge of pavement. (i.e. structures, light poles, etc.) Show dimensions on site plan.
2. Providing a min. 5' separation between the dumpster enclosure and adjacent drive aisle. Show dimension on site plan.
3. Providing stop signs with necessary pavement marking at the proposed intersections.

Attachment(s): Planning report, Land use map, Subject site map, Aerial.

Item No.

Application #: SP 6-6-00
Jasmine Lakes Phase II

Item No.

Revisions: Exhibit "A":

Original Report Date: December 8, 2000

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner :

Name: Jasmine Lakes Properties. Corp.

Address: 1413 Avenue J.

City: Brooklyn, NY

Phone: (800) 888-5280

Agent:

Name: Goldenholtz Itamar-Arch.

Address: 3122 N. Pine Island Road

City: Sunrise, FL

Phone: (954) 742-0797

BACKGROUND INFORMATION

Application Request: Site Plan Approval

Address/Location: 4701 SW 62 Avenue

Land Use Plan Designation: Regional Activity Center

Zoning: RM-16 (Medium High Density Dwelling District, 16 du/ac)

Existing Use: The subject site comprises the south half of the Jasmine Lakes property and is undeveloped. The north half of the Jasmine Lakes property is currently developed with 60 apartment units.

Proposed Use: 108 new Multi-family 1 and 2 bedroom apartments.

Surrounding Land Use:

North: Jasmine Lakes Apartments, Phase I

South: Multi-family Residential on SW 48 Court and Vacant Property

East: Single family residential

West: Single family Residential and Vacant Land

Surrounding Zoning:

North: RM-16 (Medium-High Density Dwelling District, 16 du/ac)

South: RM-16 (Medium-High Density Dwelling District, 16 du/ac)/ B-2(Community Business District)

East: A-1 (Agricultural District 1du/ac)

West: A-1 (Agricultural District 1du/ac)/Griffin Corridor District (Downtown Use Zone)

ZONING HISTORY

Previous Requests on Same Property:

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Site:* The applicant requests site plan approval for three multi-story apartment buildings consisting of one hundred sixty two (162) two bedroom units and six (6) one bedroom units, landscaping and associated parking. The project will be to the south of the existing Jasmine Lakes apartment complex, Phase I. An exiting lake, recreation building and pool will remain as shared site amenities.
 2. *Building:* The proposed buildings will be four stories with an architectural appearance that will blend with the exiting buildings to the north. The overall heights will be 35' to the roof deck of the habitable portion of the buildings and 43' to the deck of the stair and elevator tower. The building colors and materials will match the existing buildings by using a white base color and Terracotta colored roofing materials.
 3. *Access:/parking:* Access to the site will remain as existing off of Griffin Road via SW 62nd Avenue and SW 63 Terrace. There are 353 parking stalls required for the proposed and existing units with 354 provided.
 4. *Landscaping:* The landscape plan reflects Green Buttonwood, Live Oaks, Silver Buttonwood and a continuous hedge of Cocoplum along the east, west, and south property lines. Adjacent to the buildings will be Mahogany , Washingtonia Palms, and Crepe Myrtle trees. The landscaping will also be enhanced around the existing pool and recreation building as well as the lake perimeter. Thirty percent (30%) open space is required with more than thirty nine (39.2%) provided.
 5. *Signage:* Signage will not be part of this review.
 6. *Drainage:* All on site drainage will be collected into the existing lake.
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Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area No. 9. This area is predominately agricultural in nature with scattered low-density single family residential development. Low profile commercial development lines the Griffin Road, Davie Road and Stirling Road corridors.

Broward County Land Use Plan: The subject site is governed by the plat titled “Emerald Isles” restricted to 216 Garden Apartments consisting of 54 one-bedroom units and 162 two-bedroom units.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances of the Town of Davie.

Staff Recommendation

Recommendation: *Based upon the above, staff recommends approval of application SP 6-6-00 subject to the following conditions prior to the issuance of a building permit.*

1. Providing a min. 2.5’ separation between all fixed obstacles and edge of pavement. (i.e. structures, light poles, etc.) Show dimensions on site plan.
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Site Plan Committee

Site Plan Committee Recommendation: Motion to approve subject to staff’s recommendations and the following: to remove the interior walls from the dumpster enclosures; add four groupings of three Carpentaria Palms, 14 to 20 foot overall height in front of each building; and the front elevation would be corrected to definitively show the

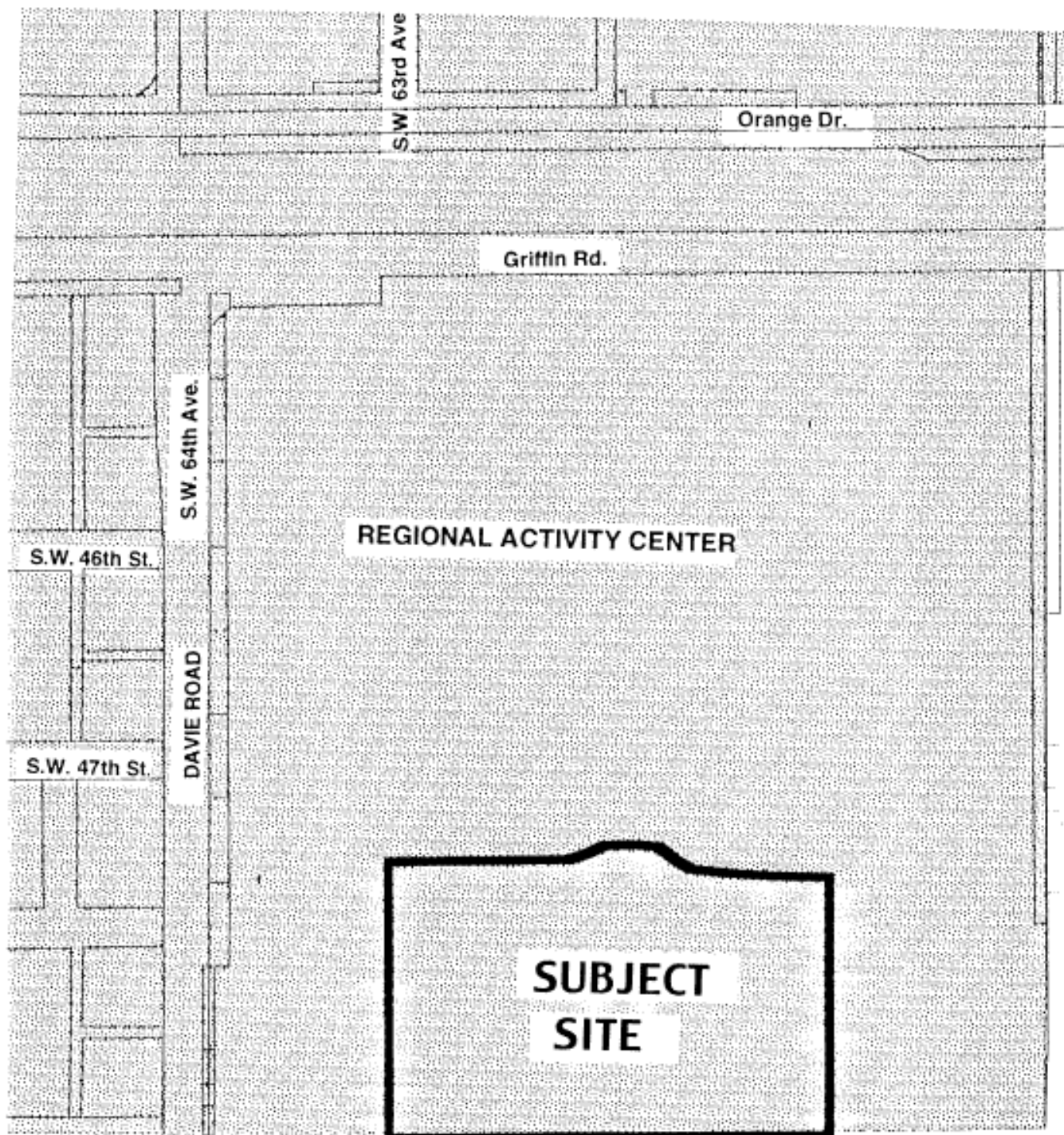
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Exhibits

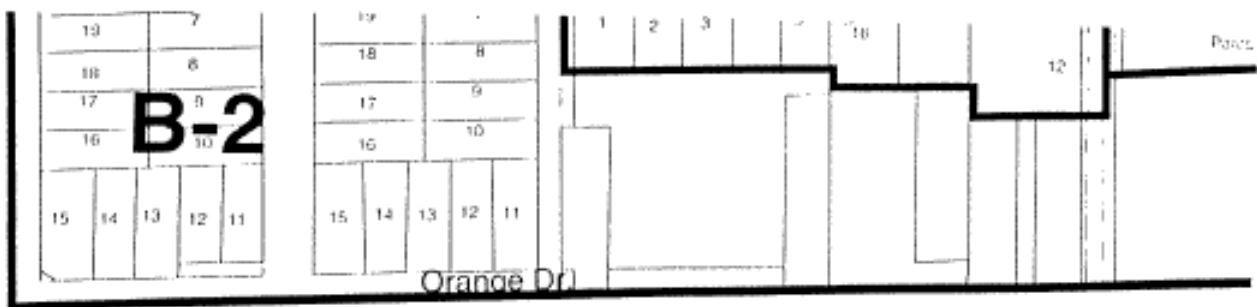
1. Land Use Map
2. Subject Site Map
3. Aerial

Prepared by: _____

Reviewed by: _____



PETITION NUMBER		N 4
SP 6-6-011		
Subject Site Area Future Land Use Plan		
PREPARED 7/6/00	Scale: 1"=200'	
BY THE PLANNING & ZONING DIVISION		



SOUTH NEW RIVER CANAL

Griffin Rd.

S.W. 64th Ave. DAVIE ROAD

Griffin Corridor District

(Downtown Zone)

10
9
8
7
6
Palm Garden⁵ Park (8-4)
4
3
2
A-1
7 26
4 35

Emerald Isles West

RM-16

SUBJECT SITE

Emerald Isles (137-27)

A-1

R-3

A-1

PETITION NUMBER
SP 6-6-00

Subject Site Area Zoning Map

PREPARED 7/6/00
BY THE PLANNING &
ZONING DIVISION

N
4

Scale: 1"=200'



ORANGE DRIVE

GRIFFIN ROAD

DAVIE ROAD

SUBJECT SITE



DATE FLOWN
JANUARY 1998
SCALE: NTS
SP 6-6-00